



Statement to Mid Sussex District Plan Examination

Our ref 15322/MS/MT
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To Mid Sussex District Plan Examination

Subject Note on MSDC4 Affordable Needs Calculation

- 1.1 At Annex C Table 3 of MSDC4 (Page 25 of MSDC4) Mid Sussex District Council present a new position on affordable housing needs in the final two columns. The text states this calculation is over a 17 year plan period.
- 1.2 This calculation is erroneous as it uses as the 185dpa net affordable housing need figure as its starting point, which itself is a net need figure based on a 10 year period (i.e. it is a figure addressing the backlog over 10 years).
- 1.3 This 185dpa net affordable housing need figure is drawn across from the table at MSDC3 Page 40, the column headed 'MSDC – December 2016'. At Step B it is clearly set out that the 'annual flow' figure is over 10 years.
- 1.4 Recalculating the position set out in the table at MSDC3 Page 40 to a 17 year period corrects the calculation, on MSDC's basis, as follows:
- a The net annual affordable housing need over 17 years becomes 230dpa (see Figure 1 over page);
 - b Inserting 230dpa as the correct net annual housing need over 17 years into the MSDC4 Annex C Table 3 calculations (bottom row) results in:
 - i MSDC Number at 30% = **996** [(230dpa x 3.333) + 229]
 - ii MSDC Number at 35% = **886** [(230dpa x 2.857) + 229]

Figure 1: Recalculating net annual need over 17 years (Using MSDC3 Page 40 Table)

Step	Stage 1: Current Housing Need (Gross)	MSDC – December 2016
1.1	Homeless Households and those in Temporary Accommodation	0
1.2	Overcrowding and Concealed Households	0
1.3	Households in Need in Reasonable Preference Groups	330
1.4	Total Current Affordable Housing Need (Gross) (1.1 + 1.2 + 1.3)	330
Stage 2: Future Affordable Housing Needs		
2.1	New Household Formation (gross)	1,055
2.2	Proportion of Households Unable to Buy or Rent	44.2%
2.3	Existing Households Falling into Need and Housed per Annum	105
2.4	Total Newly Arising Need (Gross Per Year) (2.1 x 2.2 + 2.3)	571
Stage 3: Affordable Housing Supply		
3.1	Affordable Dwellings Occupied by Households in Need	0
3.2	Surplus Affordable Housing Stock	0
3.3	Committed Supply of New Affordable Housing	1,405
3.4	Units to be taken out of Management	0
3.5	Total Available Affordable Housing Stock (3.1 + 3.2 + 3.3 - 3.4)	1,405
3.6	Annual Supply of Social Re-lets (net)	252
3.7	Annual Supply of Intermediate Affordable Housing for sale/let at sub-market level	26
3.8	Annual Supply of Affordable Housing (3.6 + 3.7)	278
A	Total Net Need (1.4 - 3.5)	-1,075
B	Annual Flow Backlog (10%) of Total Net Need 10yr period to relieve (A/10 years)	-108
C	Net Annual Housing Need (2.4 + Annual Flow (B) - 3.8)	185
Annual total @ 30% AH Delivery		617

Annual flow over 17 years.
 $A \div 17$
 $-1,075 \div 17 = -63$

Net annual housing Need (Step 2.4 + Annual Flow (B) - Step 3.8)
 $571 + -63 - 278 = 230$